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Meeting Minutes 03/29/2005

Approved

TOWN OF ARLINGTON
MINUTES
REGULAR MEETING
PERMANENT TOWN BUILDING COMMITTEE
TUESDAY, MARCH 29, 2005

PRESENT: John Cole, Chair Mark Miano
 William Shea, Vice Chair Suzanne Owayda
 Thomas Caccavaro Charles Stretton
 Kathleen Donovan Brian Sullivan
 Robert Juusola

PARTICIPANTS: Stefan Chaires, DRA
 Steve Rusteika, PMA
 John Chicarello, Dallin Interim Principal
 Elizabeth

CALL TO ORDER: 7:30 p.m.

DALLIN UPDATE – S. CHAIRES

- **Progress** - The structural steel is undergoing some review of punch list items. Steel is up, and everything is in place. Thompson & Lichtner have reviewed all the punch list items and are developing a final report. The roof deck is currently in place, and they are trying to tie up loose ends so that the roofing contractor may start work. The second floor slab is partially in place. Masonry work is ongoing along with the elevator work. The first floor utility trenching is continuing to progress. Gas service work has started. Within the next two weeks, the first floor slab will be in place. All exterior framing and sheathing is up on the first level.
- **Schedule** - Mr. Chaires reported that the most recent schedule review indicates a lag of approximately 8 days. Due to concern about the contractor's productivity, the architect will request a recovery plan.
- **Building Inspections** - The committee expressed concern about the absence of building inspections on this project. Ms. Donovan spoke to the Building Inspector who has not been contacted by the contractor to do building inspections in accordance with certain construction milestones. In an effort to have the contractor follow protocol, Mr. Chaires said that he has notified him in meeting minutes and in written letters. The issue will be addressed at tomorrow's site meeting.
- **Cross Walks** - There are currently two crosswalks in front of the Dallin School which are required at those locations due to curb cuts that allow wheelchair access. Additional crosswalks would provide safer accessibility to the school, but there is a question of ADA compliance if those crosswalks are placed in an area where there are no sidewalks. The Transportation Advisory Committee will make its recommendation to the PTBC, and the committee will continue to review the issue.
- **Security** - Ms. Owayda noted that she had received a call from Mr. Dinardo on George Street. He is concerned about site security at night and on weekends. Mr. Chaires will ask Mr. Nigro to contract him.
- **Pay Requisition** - On a **MOTION** by Mr. Shea and seconded by Ms. Donovan, it was VOTED to **approve for payment Pay Application No. 8 in the amount of \$499,343.85 (through the end of February, 2005) to Castagna Construction for the Dallin School Project.** ROLL CALL VOTE: (Cole-y, Shea-y, Caccavaro-n, Donovan-y, Juusola-y, Miano-y, Owayda-y, Stretton-y, Sullivan-y) Vote: 8-1-0 (Because he had questions about certain invoice items, Mr. Caccavaro opposed recommendation for payment.)
- **Project Manager** - PMA is proposing a shift in personnel. Because PMA would like to move the current Project Manager (Kevin Nigro) to another project, Mr. Rusteika of PMA proposed a replacement for him under the original agreement. Mr. Nigro would remain available as a resource for certain decisions. After some discussion, the consensus of the committee was that Kevin Nigro was part of the package when the town hired PMA. He has done a good job for the town, and the committee would like him to remain on the job.
- **Change Order Requests** - The committee reviewed Change Order Requests Nos. 10, 13, 14, 15, 16, 17, 18, and 19. No action was taken on Change Order Request No. 13 (unsuitable soils – still under review) and No. 19 (credit request – monitoring services during abatement of existing school).
 On a **MOTION** by Mr. Shea and seconded by Ms. Donovan, it was VOTED to **approve Change Order Requests No. 10 \$5,130.00 (increase – masonry work), No. 15 \$7500.00 (relocation of irrigation box), No. 16 \$757.00 (Food Service plugs), No. 17 \$8,300.00 (upgrade wired glass), and No. 18 \$3,200.00 (door hardware changes due to recent code requirements).** ROLL CALL VOTE: Unanimous
- **Additional Costs - Crawl Space** - Mr. Chaires distributed a copy of a draft letter to Castagna Construction with input from Kevin Nigro attached to the draft in response to the contractor's request for additional costs associated with the crawl space. The issue was reviewed. When the original request for additional funds

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was made by the contractor, the architect requested back-up information. COR #8 was recently submitted by the contractor with some information but not the back-up information as requested. In an effort to come to an agreement on the issue, the architect noted what he felt was a reasonable number in his draft letter to Castagna. The committee directed the architect to write to the contractor what he feels is a reasonable number and ask the contractor to respond by providing his back-up information within a 7-day time frame.

PEIRCE SCHOOL UPDATE – S. CHAIRES

- Ramp Situation – The request for the variance on the ramp was denied. As a result a grievance has been filed. A hearing has not been scheduled at this time. The goal now is to gain support for this process from the town's Disability Commission. Mr. Chaires felt that, with their support, the Building Inspector would also support the variance. The Disability Commission would like to be present to witness several wheelchair students test the ramp to see how easily it can be maneuvered before a decision is made.
- Curb Cut Modifications – The contractor is ready to start work. The price is \$8,933. Mr. Shea noted that the contractor has agreed to pay for the work. Ms. Donovan does not want the contractor to work during morning school hours or during exam times.

DISCUSSION

- Town Meeting Article No. 18 - The Board of Selectmen is looking for a recommendation from the PTBC on TM Article No. 8 noise abatement proposal which would require a change in hours of operation for contractors to after 8:00 a.m. Because it was felt that this change would increase the town's construction costs, the committee will send a letter to the Selectmen opposing the proposed change.
- Police Detail - During the Peirce construction, a police detail was hired by a contractor to replace pipes in the street for the town and to make connections for the school work. The company never paid the town for the detail, and the Police Department is asking the PTBC to cover the cost. Because the town did the replacement of pipes in the street, the PTBC referred the request to the Town Manager.
- Town Meeting Articles Nos. 54 & 55 – for appropriations for Peirce School and the ramp issue. The committee is seeking to transfer funds from the Brackett project and possibly from the design account for the Thompson & Stratton to pay the soils person and DRA for services rendered after the close out of the Peirce punch list (\$67,000). The Finance Committee had reservations. The issue is still pending.
- Meeting with Castagna – Mr. Cole will ask Mr. Castagna to be at the next meeting of the PTBC. Mr. Chaires will ask for the contractor's latest schedule with PMA's comments.

INVOICES & APPROVAL OF MEETING MINUTES

On a **MOTION** by Ms. Donovan and seconded, it was VOTED to **approve DRA invoice no. 28 in the amount of \$15,505.00 for the Dallin School project**. ROLL CALL VOTE: Unanimous
 On a **MOTION** by Ms. Donovan and seconded, it was VOTED to **approve two invoices from PMA on the Dallin project for January and February, 2005, each in the amount of \$11,751.33**. ROLL CALL VOTE: Unanimous
 On a **MOTION** by Ms. Donovan and seconded, it was VOTED to **approve Conn Kavanaugh Rosenthal Peisch & Ford invoice in the amount of \$692.54**. ROLL CALL VOTE: Unanimous
 On a **MOTION** by Mr. Shea and seconded by Ms. Owayda, it was VOTED to **approve PTBC meeting minutes for March 1, February 15, and February 22, 2005**. VOTE: Unanimous

ADJOURNMENT

The meeting was adjourned at 9:45 p.m.

Respectfully submitted,

Marie Carroll